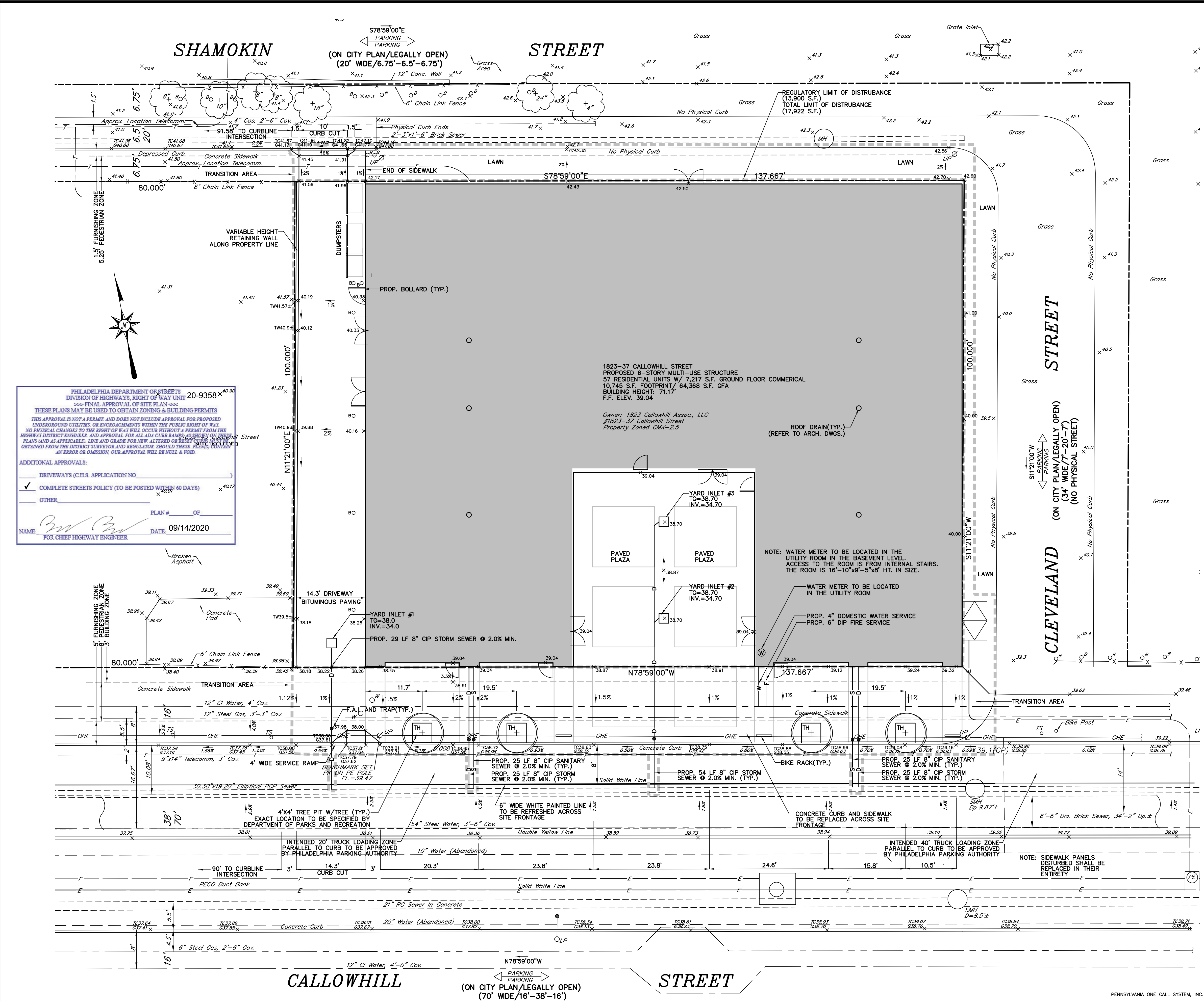




APPROVED FOR ZONING ONLY
10/13/20

WHEN YOUR PLANS CONTAIN ANY ENCROACHMENT, YOU MUST OBTAIN APPROVAL FROM THE PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTION.

Applied Electronically by L&L User.

BICYCLE RACK NOTES

1. THREE (3) BIKE RACKS HAVE BEEN PROVIDED ALONG CALLOWHILL STREET

2. THE PROPERTY OWNER ACCEPTS RESPONSIBILITY FOR THE REMOVING ANY ABANDONED BICYCLES, BICYCLE LOCKS OR CHAINS ON A REGULAR BASIS, AND KEEPING SAID AREA IN A NEAT AND CLEAN CONDITION. THEY FURTHER ACCEPT THEY WILL PERFORM ROUTINE INSPECTION OF BICYCLE RACKS AND KEEP THEM IN GOOD VISUAL CONDITION.

3. CORPORATE LOGOS CONTAINED WITHIN THE DESIGN OF THE RACK ARE PROHIBITED FROM INSTALLATION WITHOUT CITY COUNCIL ORDNANCE.

4. BICYCLE RACKS FABRICATED IN A ONE-OFF FASHION REQUIRES APPROVAL OF THE PHILADELPHIA ART COMMISSION PRIOR TO OBTAINING STREETS DEPARTMENT APPROVAL.

PLANTING SCHEDULE

PLAN SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT	REMARKS	COMMENTS
TH	4	CRATAEGUS CRUS-GALLI VAR. 'NERMIS'	THORNLESS DOCKSPUR HAWTHORN	6'-8"	B&B	FULL, SYMMETRICAL TREE

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EXISTING CURB	---
EXISTING MANHOLE	---
EXISTING INLET	---
EXISTING SEWER	---
EXISTING WATER	---
EXISTING GAS	---
EXISTING TELECOMMUNICATION	---
EXISTING ELECTRIC DUCT	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING BUILDING	---
EXISTING CURB	---
EXISTING FENCE	---
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	---
EXISTING MANHOLE	---
EXISTING UTILITY POLE	---
EXISTING LIGHT POLE	---

DEPARTMENT OF STREETS NOTES

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT AND SPECIAL PROVISIONS OF THE PROPOSAL.

2. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION, PENNSYLVANIA ONE CALL SYSTEM NUMBER 20201670815 AND WARD NUMBER 8.

3. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.

4. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE APPLICABLE SURVEY DISTRICT OF THE CITY OF PHILADELPHIA, DISTRICT #9, BASED ON ITEM #4-1040.

5. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE APPLICABLE HIGHWAY DISTRICT, DISTRICT #3, OF THE CITY OF PHILADELPHIA.

6. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK. TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

7. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATION OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.

8. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.

9. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

10. CONTRACTOR SHALL AT END OF PROJECT PROVIDE AS-BUILT CS-4401 FORMS FOR THE EXISTING AS-BUILT RAMP AFTER BUILDING/SIDEWALK CONSTRUCTION TO VERIFY "NO DAMAGE" TO THE RAMP RESULTING FROM THE PROJECT CONSTRUCTION. PLEASE NOTE THAT IF THE DEPARTMENT OF STREETS FIND ANY DAMAGE/DEFICIENCIES (INCLUDING CRACKS/LIPS/PONDING) DURING THEIR INSPECTION, REPAIRS WILL BE DONE AT THE COST OF THE CONTRACTOR.

11. TRASH TO BE STORED ON-SITE IN DUMPSTERS. TRASH PICK-UP TO OCCUR IN ACCESS DRIVE. LOADING/UNLOADING OPERATIONS TO OCCUR IN DRIVE AND CURBSIDE IN LOADING SPACES.

12. EXISTING POLE MOUNTED STREET LIGHT ACROSS SITE FRONTAGE TO BE UPGRADED TO THE CITY STANDARD GE EVOLVE LED LUMINAIRE.

GENERAL NOTES

1. PROJECT SITE: 1823-37 CALLOWHILL STREET
OPA ACCOUNT #885832233 & #882934317
LOT AREA: 13,767 S.F.

2. OWNER/APPLICANT:
ORENS BROTHERS
4415 CHESTNUT STREET, #202
PHILADELPHIA, PA 19104
ATTN: MATT BARRABEE
EMAIL: MATTB@ORENSBROTHERS.COM
PHONE: (267) 757-6582

3. PARCELS ARE ZONED: "CMX-2.5" COMMERCIAL

4. ALL TOPOGRAPHIC INFORMATION PER U.S. STANDARD MEASURE, BOUNDARY DISTANCES IN CITY OF PHILADELPHIA DISTRICT STANDARD (D.S.) AS NOTED.

5. PHILADELPHIA DISTRICT STANDARD TO BE USED FOR TITLE PURPOSES ONLY.

6. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.

7. ALL ELEVATIONS ARE PER CITY OF PHILADELPHIA VERTICAL DATUM AS ESTABLISHED BY THE CITY OF PHILADELPHIA SURVEY DISTRICT.

8. PA ONE CALL NOTIFICATION IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE-CALL SYSTEM INC. (800-242-1776). SERIAL NUMBER # 20201670815 WAS ACQUIRED FOR DESIGN PURPOSES.

9. THE LOCATION OF UNDERGROUND UTILITIES ARE TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VISIBLE SURFACE FEATURES. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE NATURE, EXTENT, EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES A MINIMUM OF THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH THE PA ACT 287.

10. TOPOGRAPHIC AND SURVEY INFORMATION FROM PROPOSED TOPOGRAPHIC SURVEY PLAN FOR 1823-37 CALLOWHILL STREET, PHILADELPHIA, PA, PREPARED BY URBAN LAND SURVEYING, LLC, 479 PINWOOD ROAD, 19116, DATED 6/20, PLAN #202059.

11. COPYRIGHT 2019-- ALL RIGHTS RESERVED -- DOUBLEDAY DESIGN, LLC. NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF DOUBLEDAY DESIGN.

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EXISTING VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING SLOPE	---
EXISTING CONTOUR	---
PROPOSED SPOT ELEVATION	---
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PROPOSED STORM SEWER	---
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SHAMOKIN

(ON CITY PLAN/LEGALLY OPEN)
(20' WIDE/6.75'-6.5'-6.75')

STREET

Per 14-701(1)(d), the City Planning Commission has determined that:
Callowhill is the primary street;
Opposite of **Callowhill** Street is the rear;
Street is the rear street

Applied Electronically by: KEITH DAVIS
September 22, 2020
PHILADELPHIA CITY PLANNING COMMISSION

1823-37 CALLOWHILL STREET
PROPOSED 6-STORY MULTI-USE STRUCTURE
57 RESIDENTIAL UNITS W/ 7,217 S.F. GROUND FLOOR COMMERCIAL
10,745 S.F. FOOTPRINT/ 64,368 S.F. GFA
BUILDING HEIGHT: 71.17'
F.F. ELEV. 39.04

Owner: 1823 Callowhill Assoc., LLC
#1823-37 Callowhill Street
Property Zoned CMX-2.5

ROOF DRAIN(TYP.)
(REFER TO ARCH. DWGS.)

NOTE: WATER METER TO BE LOCATED IN THE UTILITY ROOM IN THE BASEMENT LEVEL. ACCESS TO THE ROOM IS FROM INTERNAL STAIRS. THE ROOM IS 16'-10"x9'-5"x8' HT. IN SIZE.

WATER METER TO BE LOCATED IN THE UTILITY ROOM
PROP. 4" DOMESTIC WATER SERVICE
PROP. 6" DIP FIRE SERVICE

PROP. 29 LF 8" CIP STORM SEWER @ 2.0% MIN.

PROP. 25 LF 8" CIP SANITARY SEWER @ 2.0% MIN. (TYP.)
PROP. 25 LF 8" CIP STORM SEWER @ 2.0% MIN. (TYP.)

PROP. 54 LF 8" CIP STORM SEWER @ 2.0% MIN. (TYP.)

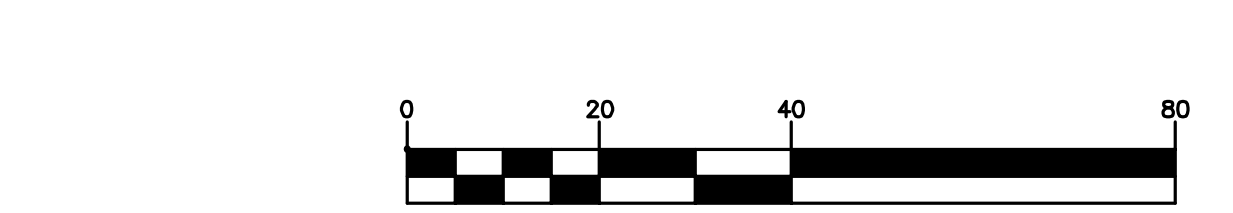
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PROP. 25 LF 8" CIP STORM SEWER @ 2.0% MIN. (TYP.)

NOTE: SIDEWALK PANELS DISTURBED SHALL BE REPLACED IN THEIR ENTIRETY

LEGEND

RIGHT-OF-WAY LINE	EXISTING VALVE
PROPERTY LINE	EXISTING FIRE HYDRANT
EXISTING CURB	EXISTING SLOPE
EXISTING MANHOLE	EXISTING CONTOUR
EXISTING INLET	PROPOSED SPOT ELEVATION
EXISTING SEWER	PROPOSED SLOPE
EXISTING WATER	PROPOSED STORM SEWER
EXISTING GAS	PROPOSED SANITARY SEWER
EXISTING TELECOMMUNICATION	PROPOSED GAS LINE
EXISTING ELECTRIC DUCT	PROPOSED WATER SERVICE
EXISTING OVERHEAD ELECTRIC	
EXISTING BUILDING	
EXISTING CURB	PROPOSED ELEVATION BOTTOM OF CURB/GUTTER
EXISTING FENCE	PROPOSED ELEVATION TOP OF CURB
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	PROPOSED LIMIT OF DISTURBANCE
EXISTING MANHOLE	PROPOSED BUILDING
EXISTING UTILITY POLE	
EXISTING LIGHT POLE	

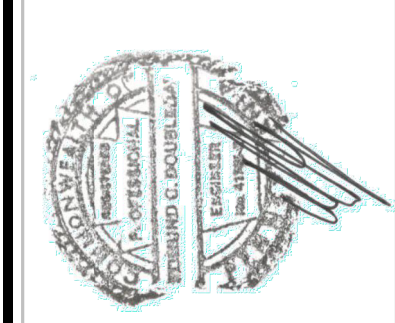


DEPARTMENT OF STREETS NOTES

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION, PENNSYLVANIA ONE CALL SYSTEM NUMBER 20201670815 AND WARD NUMBER 8.
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE APPLICABLE SURVEY DISTRICT OF THE CITY OF PHILADELPHIA, DISTRICT #9, BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE APPLICABLE HIGHWAY DISTRICT, DISTRICT #3, OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL AT END OF PROJECT PROVIDE AS-BUILT CS-4401 FORMS FOR THE EXISTING AS-BUILT RAMP AFTER BUILDING/SIDEWALK CONSTRUCTION TO VERIFY "NO DAMAGE" TO THE RAMP. RESULTING FROM THE PROJECT CONSTRUCTION. PLEASE NOTE THAT IF THE DEPARTMENT OF STREETS FIND ANY DAMAGE/DEFICIENCIES (INCLUDING CRACKS/LIPS/PONDING) DURING THEIR INSPECTION, REPAIRS WILL BE DONE AT THE COST OF THE CONTRACTOR.
- TRASH TO BE STORED ON-SITE IN DUMPSTERS. TRASH PICK-UP TO OCCUR IN ACCESS DRIVE. LOADING/UNLOADING OPERATIONS TO OCCUR IN DRIVE AND CURBSIDE IN LOADING SPACES.
- EXISTING POLE MOUNTED STREET LIGHT ACROSS SITE FRONTAGE TO BE UPGRADED TO THE CITY STANDARD GE EVOLVE LED LUMINAIRE.
- EXISTING 6" SOLID WHITE PARKING LANE STRIPING ACROSS CALLOWHILL STREET FRONTAGE TO BE REFRESHED BY CONTRACTOR.

GENERAL NOTES

- PROJECT SITE: 1823-37 CALLOWHILL STREET
OPA ACCOUNT #685832233 & #882934317
LOT AREA: 13,767 S.F.
- OWNER/APPLICANT:
ORENS BROTHERS
4415 CHESTNUT STREET, #202
PHILADELPHIA, PA 19104
ATTN: MATT BARRABEE
EMAIL: MATTB@ORENSBROTHERS.COM
PHONE: (267) 757-6582
- PARCELS ARE ZONED: "CMX-2.5" COMMERCIAL
- ALL TOPOGRAPHIC INFORMATION PER U.S. STANDARD MEASURE, BOUNDARY DISTANCES IN CITY OF PHILADELPHIA DISTRICT STANDARD (D.S.) AS NOTED.
- PHILADELPHIA DISTRICT STANDARD TO BE USED FOR TITLE PURPOSES ONLY.
- THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- ALL ELEVATIONS ARE PER CITY OF PHILADELPHIA VERTICAL DATUM AS ESTABLISHED BY THE CITY OF PHILADELPHIA SURVEY DISTRICT.
- PA ONE CALL NOTIFICATION IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE-CALL SYSTEM INC. (800-242-1776). SERIAL NUMBER # 20201670815 WAS ACQUIRED FOR DESIGN PURPOSES.
- THE LOCATION OF UNDERGROUND UTILITIES ARE TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VISIBLE SURFACE FEATURES. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE NATURE, EXTENT, EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES A MINIMUM OF THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH THE PA ACT No 287.
- TOPOGRAPHIC AND SURVEY INFORMATION FROM PROPOSED TOPOGRAPHIC SURVEY PLAN FOR 1823-37 CALLOWHILL STREET, PHILADELPHIA, PA, PREPARED BY URBAN LAND SURVEYING, LLC, 479 PINWOOD ROAD, 19116, DATED 6/20, PLAN #202059.
- COPYRIGHT 2019- ALL RIGHTS RESERVED - DOUBLEDAY DESIGN, LLC. NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF DOUBLEDAY DESIGN.



EDMUND C. DOUBLEDAY
P.E. 041785-E

DOUBLEDAY DESIGN, LLC
CIVIL ENGINEERING CONSULTING DESIGN

3428 WEST PENN STREET
PHILADELPHIA, PENNSYLVANIA 19129
(215) 485-9266
ed@doubledaydesign.com

STREETS PLAN

1823-37 CALLOWHILL STREET
WARD 8, PHILADELPHIA, PA, 19130

NO.	REVISION	DATE
1	REVISED PER PWD REVIEW	8/27/20
2	REVISED PER STREETS DEPT. REVIEW	8/12/20

OWNER:
ORENS BROTHERS
4415 CHESTNUT STREET, #202
PHILADELPHIA, PA 19104

DATE: APRIL 2, 2020

DRAWN BY: ECD

SCALE: 1" = 20'

SHEET NO.: 2 OF 7

CS-2

APPROVED
FOR ZONING ONLY
10/13/20

WHEN YOUR PLANS CONTAIN ANY DESIGN OR CONSTRUCTION INFORMATION FROM THESE APPROVED DEPARTMENT OF LICENSES & INSPECTIONS

Applied Electronically by L&I User:

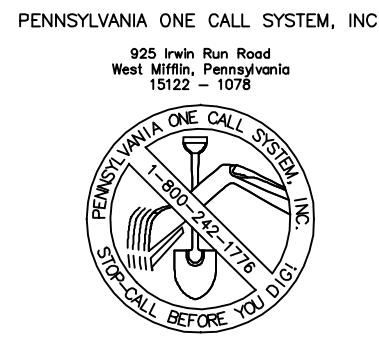
BICYCLE RACK NOTES

- THREE (3) BIKE RACKS HAVE BEEN PROVIDED ALONG CALLOWHILL STREET
- THE PROPERTY OWNER ACCEPTS RESPONSIBILITY FOR THE REMOVING ANY ABANDONED BICYCLES, BICYCLE LOOKS OR CHAINS ON A REGULAR BASIS, AND KEEPING SAID AREA IN A NEAT AND CLEAN CONDITION. THEY FURTHER ACCEPT THEY WILL PERFORM ROUTINE INSPECTION OF BICYCLE RACKS AND KEEP THEM IN GOOD VISUAL CONDITION.
- CORPORATE LOGOS CONTAINED WITHIN THE DESIGN OF THE RACK ARE PROHIBITED FROM INSTALLATION WITHOUT CITY COUNCIL ORDNANCE.
- BICYCLE RACKS FABRICATED IN A ONE-OFF FASHION REQUIRES APPROVAL OF THE PHILADELPHIA ART COMMISSION PRIOR TO OBTAINING STREETS DEPARTMENT APPROVAL.

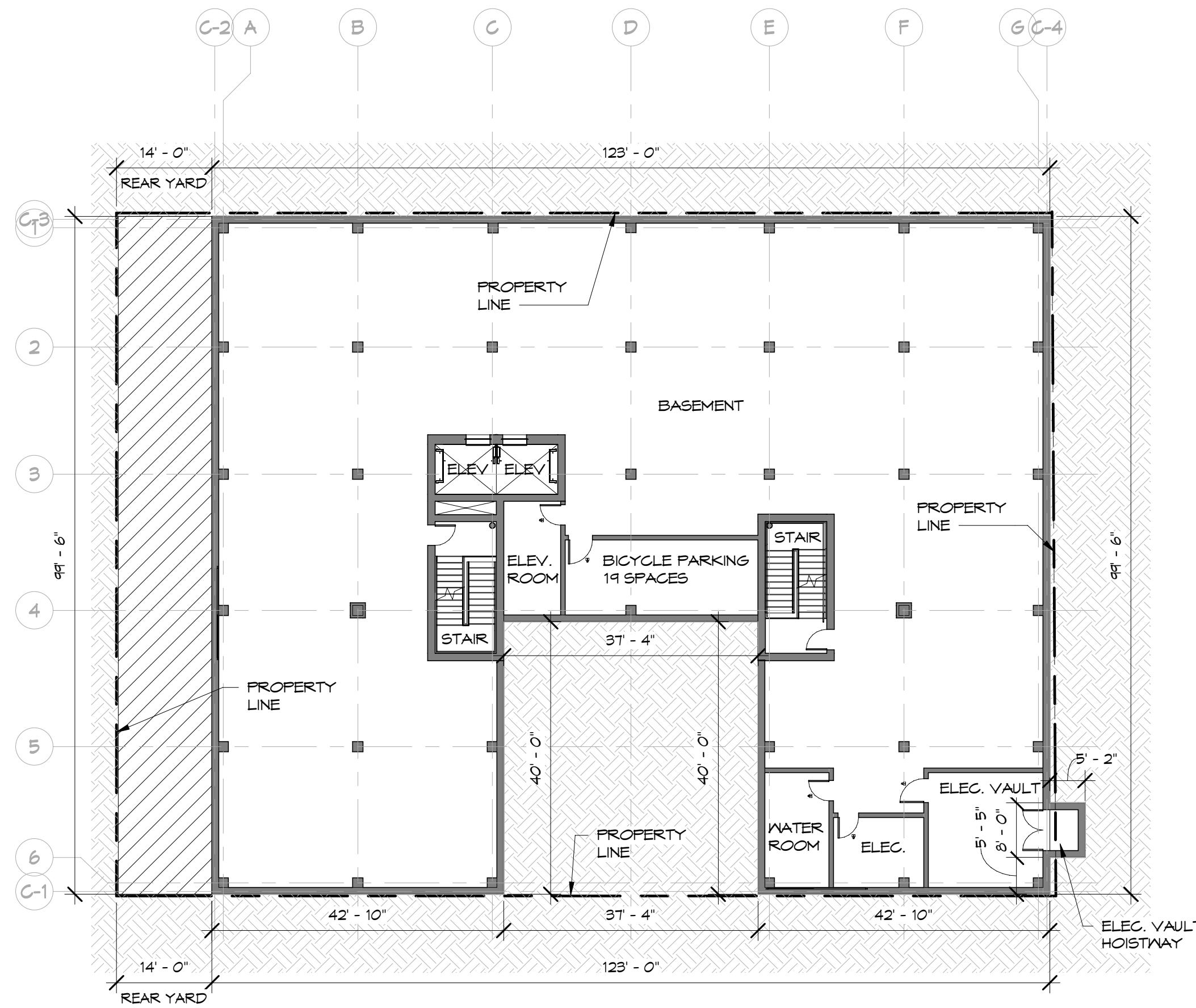
- ENABLE THE FRAME AND ONE WHEEL TO BE LOCKED TO THE RACK WITH A STANDARD "U" LOCK.
- BIKE RACK FRAMES WILL BE RESISTANT TO DESTRUCTION, CUTTING, DISASSEMBLY, ETC.
- WITH STANDARD HAND-HELD TOOLS, AND BE COATED WITH A NON-RUSTING COATING MATERIAL.
- RACKS MUST BE SURFACE BOLTED TO A CONCRETE SUBSTRATE USING AT LEAST 4 ANCHOR BOLTS PER 62" OF LINEAR SPACE IF THE DESIGN IS TO BE FREE-STANDING, 4 ANCHOR BOLTS PER 42" OF LINEAR SPACE IS NOT FREE-STANDING.
- RACK PLACEMENTS SHOULD NEVER REDUCE THE WALKING ZONE TO LESS THAN 6 FEET.
- APPROVAL FOR ALL OTHER ENCROACHMENTS, STREET FURNITURE, DRIVEWAYS AND PARKING LOT LAYOUTS MUST BE OBTAINED BY THE STREETS DEPARTMENT RIGHT OF WAY UNIT BY A SEPARATE APPLICATION.

PLANTING SCHEDULE

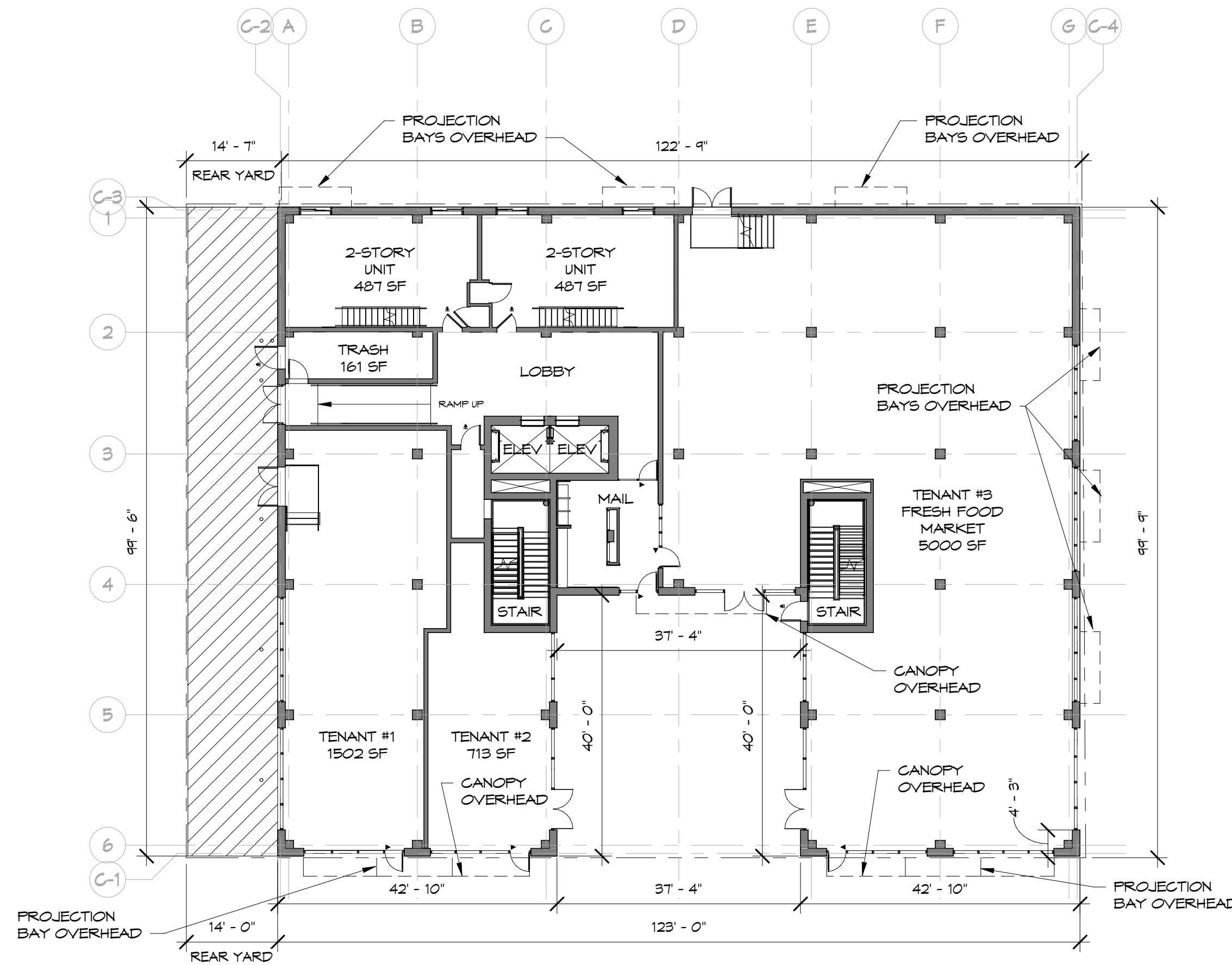
PLAN SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT	REMARKS	COMMENTS
TH	4	CRATAEGUS CRUS-GALLI VAR. 'INERMIS'	THORNLESS OCKSPUR HAWTHORN	6'-8"	B&B	FULL, SYMMETRICAL TREE



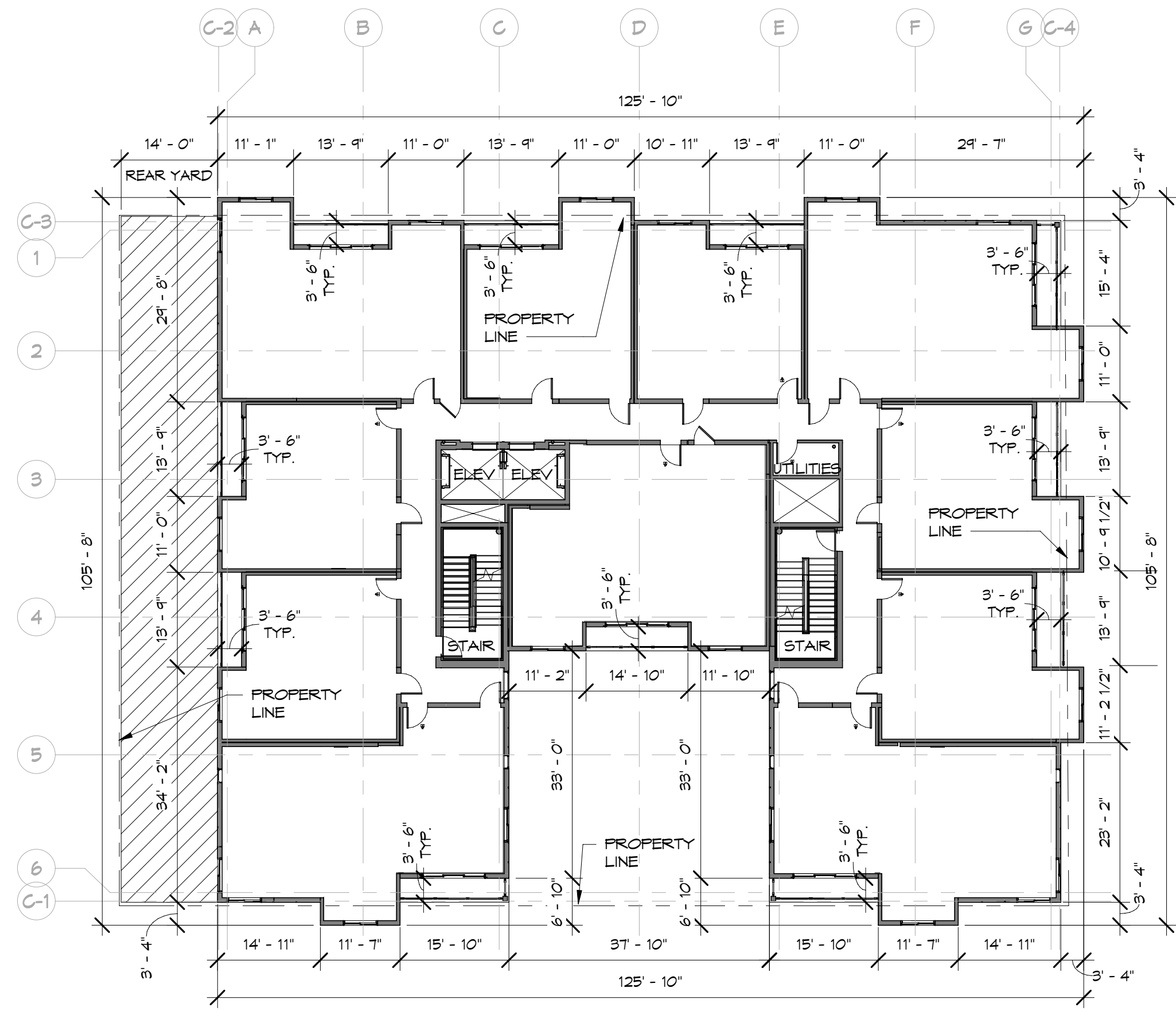
BEFORE YOU DO ANYTHING IN PENNSYLVANIA CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH



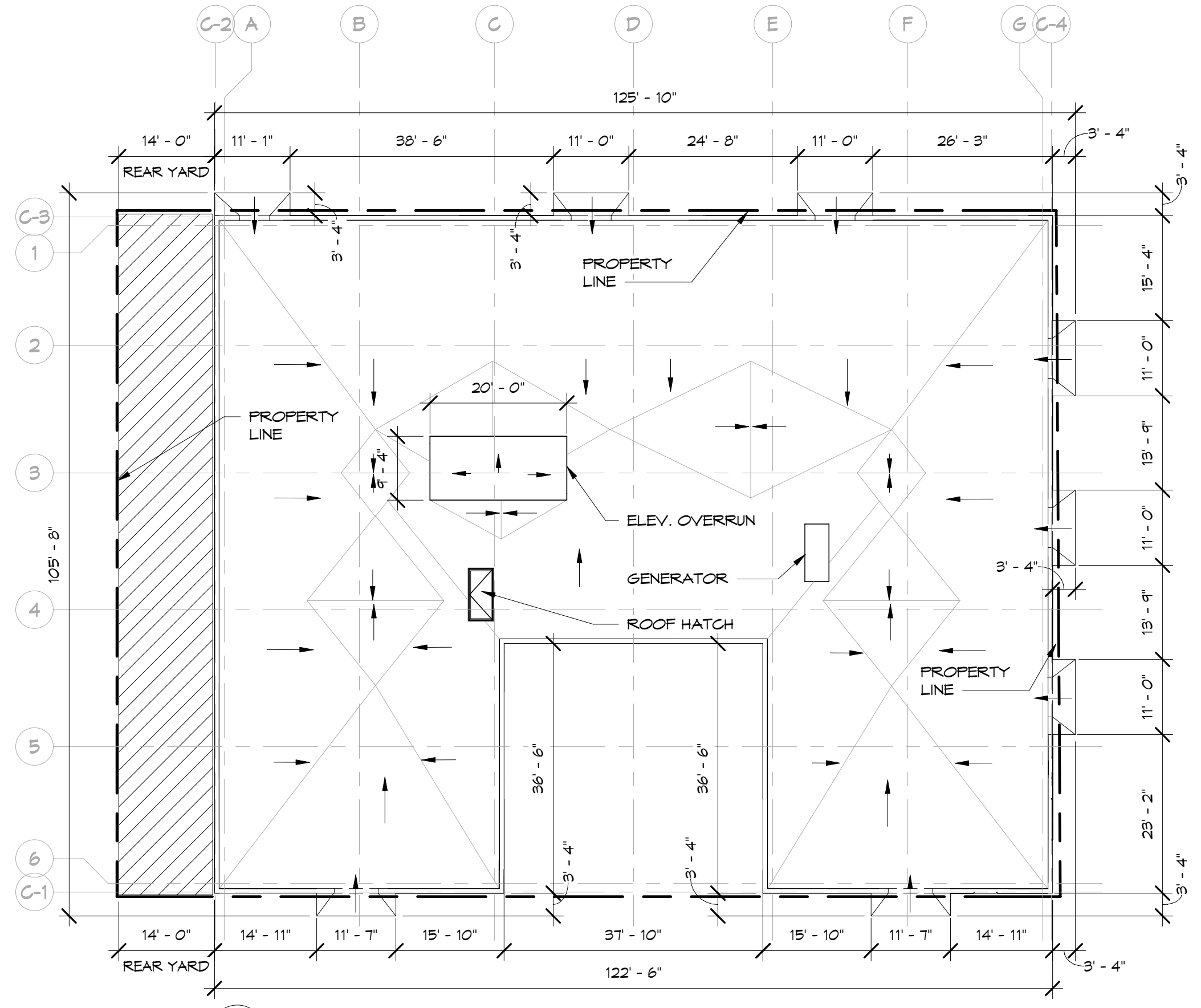
1 BASEMENT PLAN
Z-2 1/16" = 1'-0"



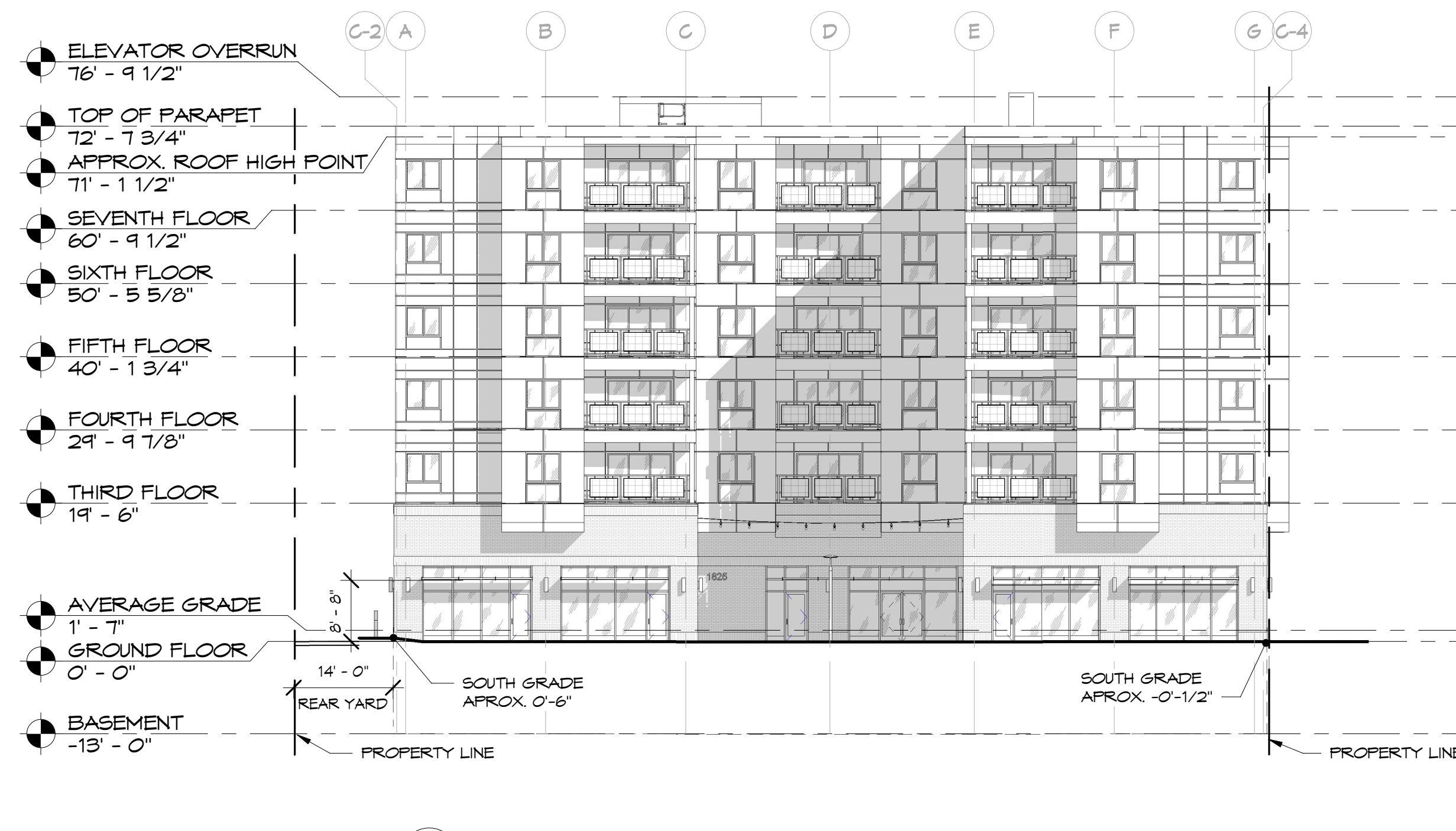
2 FIRST FLOOR PLAN
Z-2 1/16" = 1'-0"



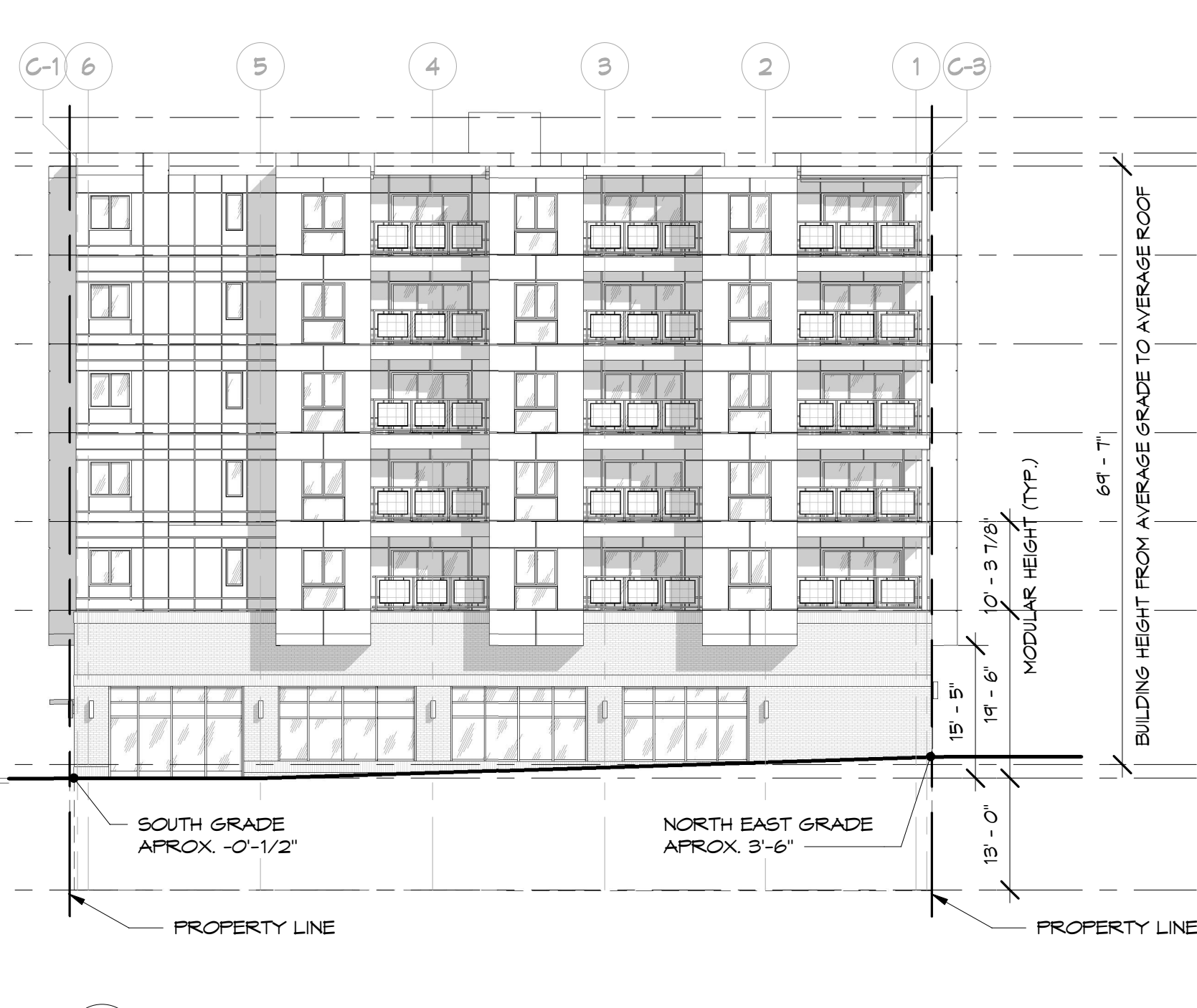
3 TYPICAL UPPER FLOOR PLAN
Z-2 1/16" = 1'-0"



4 ROOF PLAN
Z-2 1/16" = 1'-0"



5 SOUTH ELEVATION
Z-2 1/16" = 1'-0"

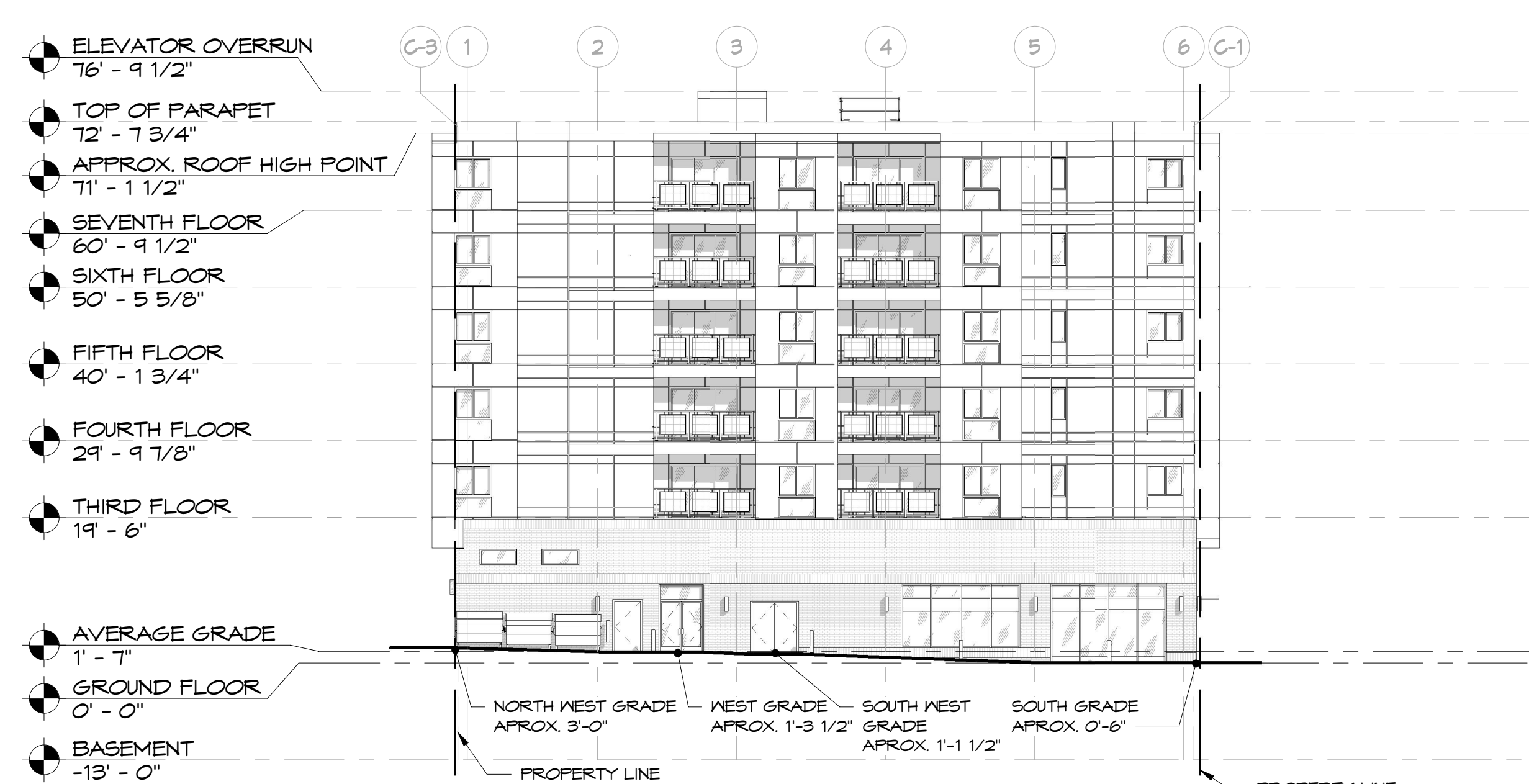


6 EAST ELEVATION
Z-2 1/16" = 1'-0"

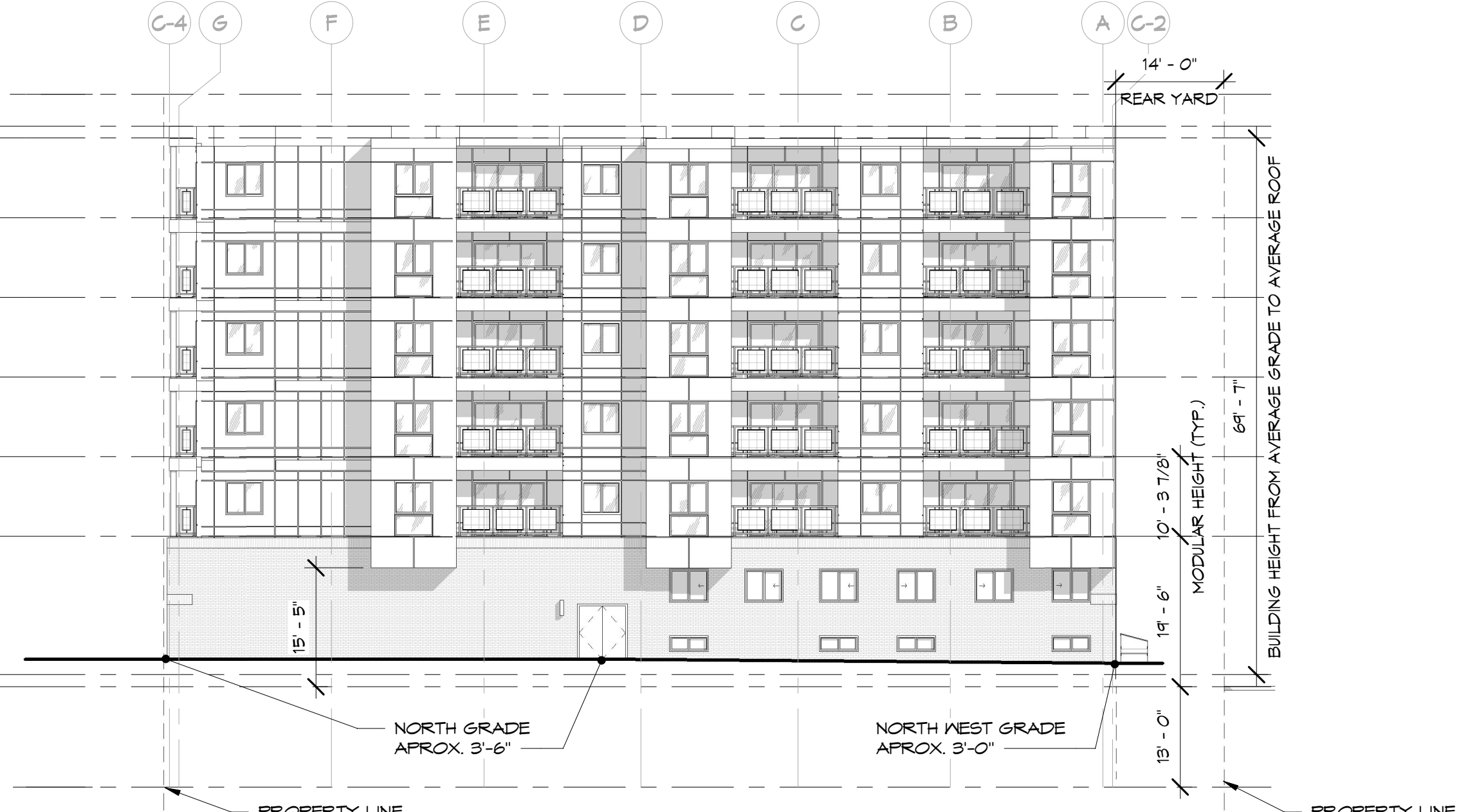


7 EAST COURTYARD ELEVATION
Z-2 1/16" = 1'-0"

8 WEST COURTYARD ELEVATION
Z-2 1/16" = 1'-0"



9 WEST ELEVATION
Z-2 1/16" = 1'-0"



10 NORTH ELEVATION
Z-2 1/16" = 1'-0"



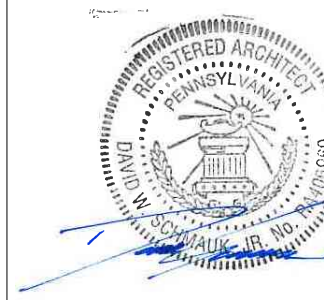
ISSUED FOR:
ZONING
09 SEPTEMBER 2020

ZONING SUBMISSION - FLOOR
PLANS & ELEVATIONS

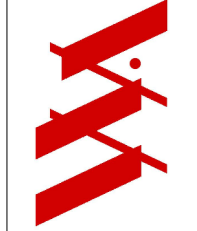
Scale: 1/16" = 1'-0"
Date: 09 SEPT 2020
Drawn by: SM

REVISIONS

ITEM	DATE	REMARKS



WULF ARCHITECTS, INC.
1800 MARKET STREET, 10TH FLOOR
PHILADELPHIA, PA 19102
P: 215.985.0500
F: 215.985.0501
WWW.WULFARCHITECTS.COM



MEP ENGINEER
BRADLEY J. WULF
1800 MARKET STREET, 10TH FLOOR
PHILADELPHIA, PA 19102

IN ASSOCIATION WITH
STRUCTURAL ENGINEER
COOPER ENGINEERING, INC.
2400 MARKET STREET, 10TH FLOOR
PHILADELPHIA, PA 19102
ENCLOSURE CONSULTANT
1000 PHILLY, LLC
1800 MARKET STREET, 10TH FLOOR
PHILADELPHIA, PA 19102

CIVIL ENGINEER
BRENDAN J. WULF
2400 MARKET STREET, 10TH FLOOR
PHILADELPHIA, PA 19102
LANDSCAPE ARCHITECT
TBD

1825 CALLOWHILL STREET
ORENS BROTHERS

1825 CALLOWHILL ASSOCIATES LLC

Z-2

Zoning Permit

Permit Number ZP-2020-006539

LOCATION OF WORK 1823 CALLOWHILL ST Premises C, Philadelphia, PA 19130-4109	PERMIT FEE \$1,877.00	DATE ISSUED 10/13/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER

APPLICANT
Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBU 1835 Market Street14th FloorPhiladelphia, PA 19103USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR ERECTION OF AN DETACHED STRUCTURE (MAX HEIGHT NTE 70 FT) WITH CELLAR AND CANOPIES (FRESH FOOD MARKET BONUS APPLIED FOR ADDITIONAL UNITS AND AN ADDITIONAL 15 FT HEIGHT (ZONING CODE 14-603(7)) TO THIS PERMIT. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

APPROVED USE(S)
Residential - Household Living - Multi-Family; Retail Sales - Food, Beverages, and Groceries - Fresh Food Market

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

 **CONDITIONS AND LIMITATIONS:**

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code

 **Post a copy of this permit in a conspicuous location along each frontage.**

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-006539

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1823 CALLOWHILL ST Premises C, Philadelphia, PA 19130-4109

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR RETAIL SALES BEVERAGES AND FOOD (SPACE #1), VACANT COMMERCIAL (SPACE # 2) (USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY), FRESH FOOD MARKET (SPACE # 3 , (FRESH FOOD MARKET BONUS APPLIED) ON FIRST FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING FIFTY-SEVEN (57) DWELLING UNITS AND NINETEEN (19) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.